



city of  
**greenville**

**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS  
URBAN DESIGN PANEL**

Contact Planning & Development:  
(864) 467-4476

**Office Use Only:**

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

**APPLICANT**

**PROPERTY OWNER**

*Name:	Adam Roberts, AIA	Howard Dozier
*Title:	Architect	Owner
*Address:	1830 North Main St, Greenville, SC 29609	101 Walnut Street
*Phone:	864-900-2262	336-362-6442
*Email:	adam@keelconcepts.com	HOWARDDOZIER@GMAIL.COM

**PROPERTY INFORMATION**

\*STREET ADDRESS 221 NORTH MAIN STREET, GREENVILLE, SC 29601

\*TAX MAP #(S) 0002000602300

\*SPECIAL DISTRICT CENTRAL BUSINESS DISTRICT

**DESCRIPTION OF REQUEST**

To include scope of project and justification or response to specific guidelines and special conditions.

OWNER WOULD LIKE TO REPLACE EXISTING FIXED PANE STOREFRONT WINDOWS WITH OPERABLE SLIDING WINDOWS. EXISTING STOREFRONT WINDOWS ARE 8'-0" TALL WITH SILL AT FINISHED FLOOR. IT IS PROPOSED THAT THE NEW OPERABLE STOREFRONT WILL SIT UPON A NEW 2'-0" TALL KNEE WALL WITH THE EXTERIOR SIDE CLAD IN FIBER CEMENT PANELING WITH A RIBBED TEXTURE IN HORIZONTAL ORIENTATION. THE PANELING WILL BE PAINTED TO COMPLEMENT THE EXISTING CANVAS AWNING ON THE BUILDING.

## INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
  - A. URBAN DESIGN PANEL      Site plan review      \$300.00  
   Architectural review      \$300.00
  - B. SIGNS      \$150.00
  - C. APPLICATION FOR STAFF REVIEW  
         Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB).      \$100.00  
         Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features).      \$ 50.00
  - D. INFORMAL REVIEW
  - E. MODIFICATION TO AN APPROVED PROJECT  
         Major (requires review by DRB)      ½ original fee  
         Minor (requires review by staff)      \$ 50.00
  - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

## SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file.***  
***Data is updated monthly.***



## ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

**Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).**

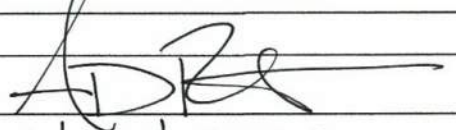
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

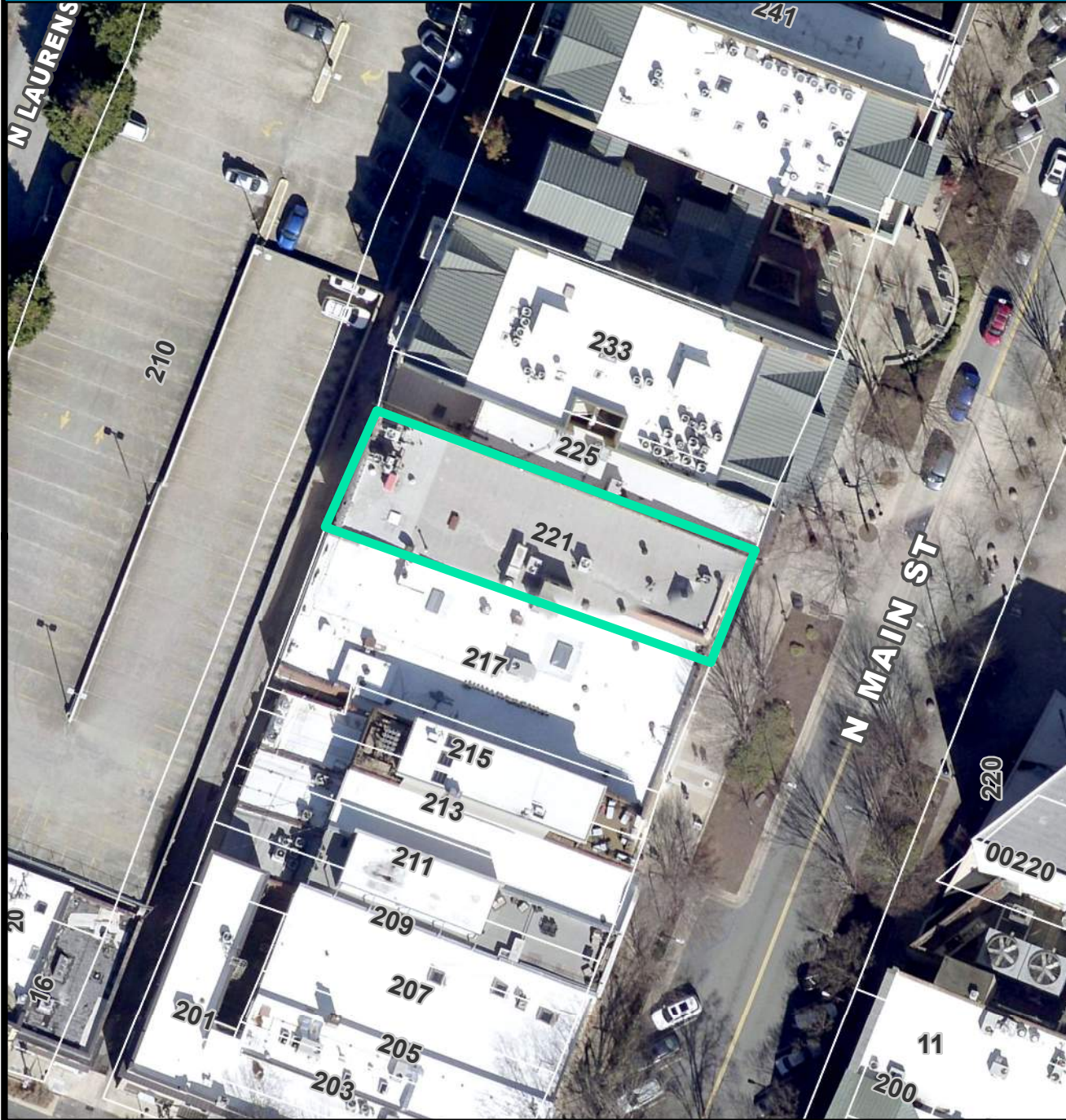
7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** \_\_\_ or **is not** ~~X~~ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

<b>*Signatures</b>	
Applicant	
Date	1/31/2022
Property Owner/Authorized Agent	HD
Date	1/31/2022
Public Hearing Information	
Public Hearing Signs	

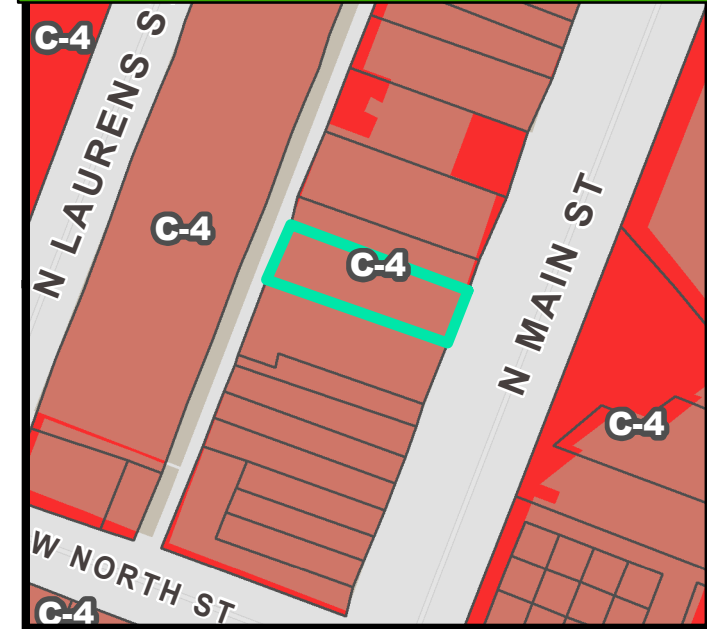


CA 22-0109 • 221 NORTH MAIN STREET

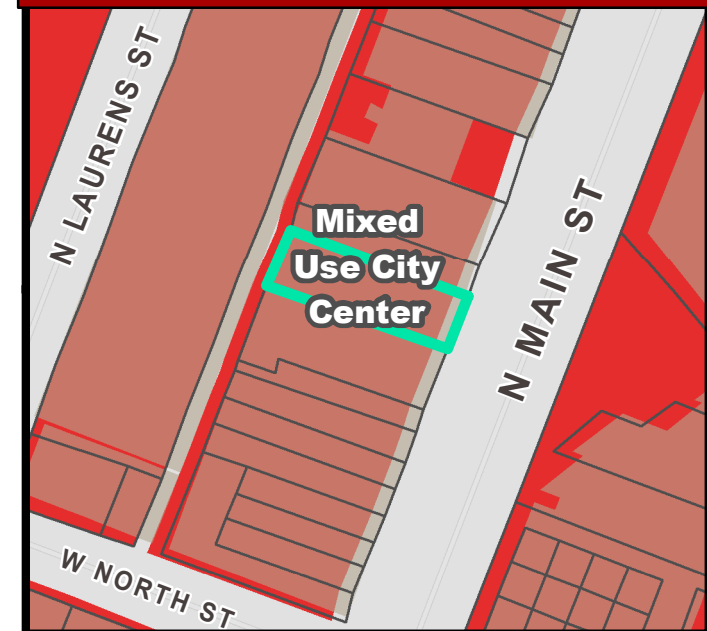
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

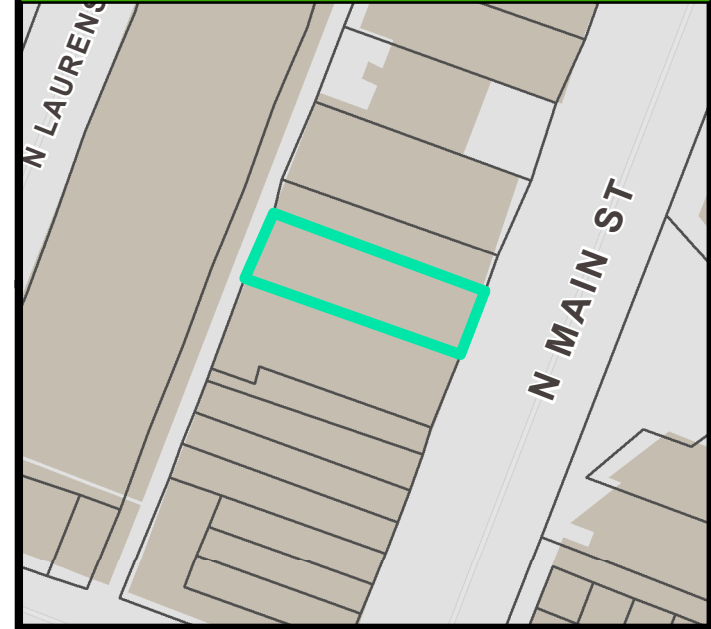




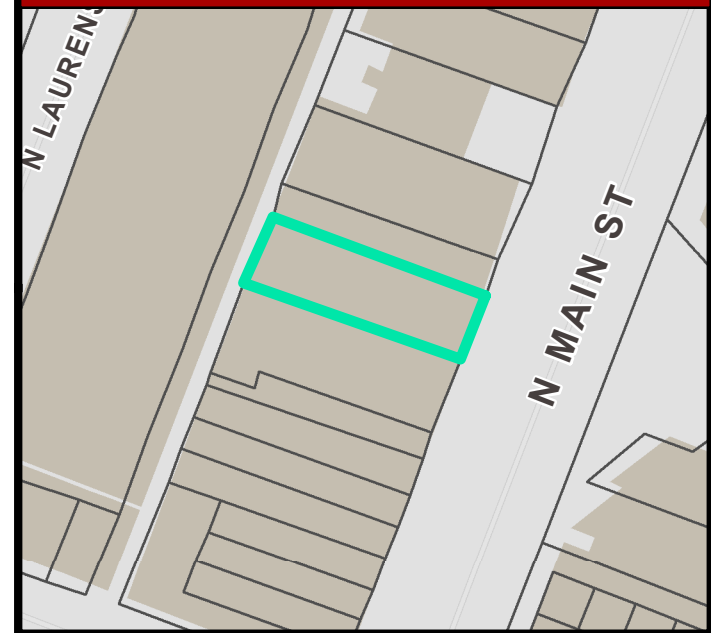
NATURAL / ENVIRONMENTAL FEATURES



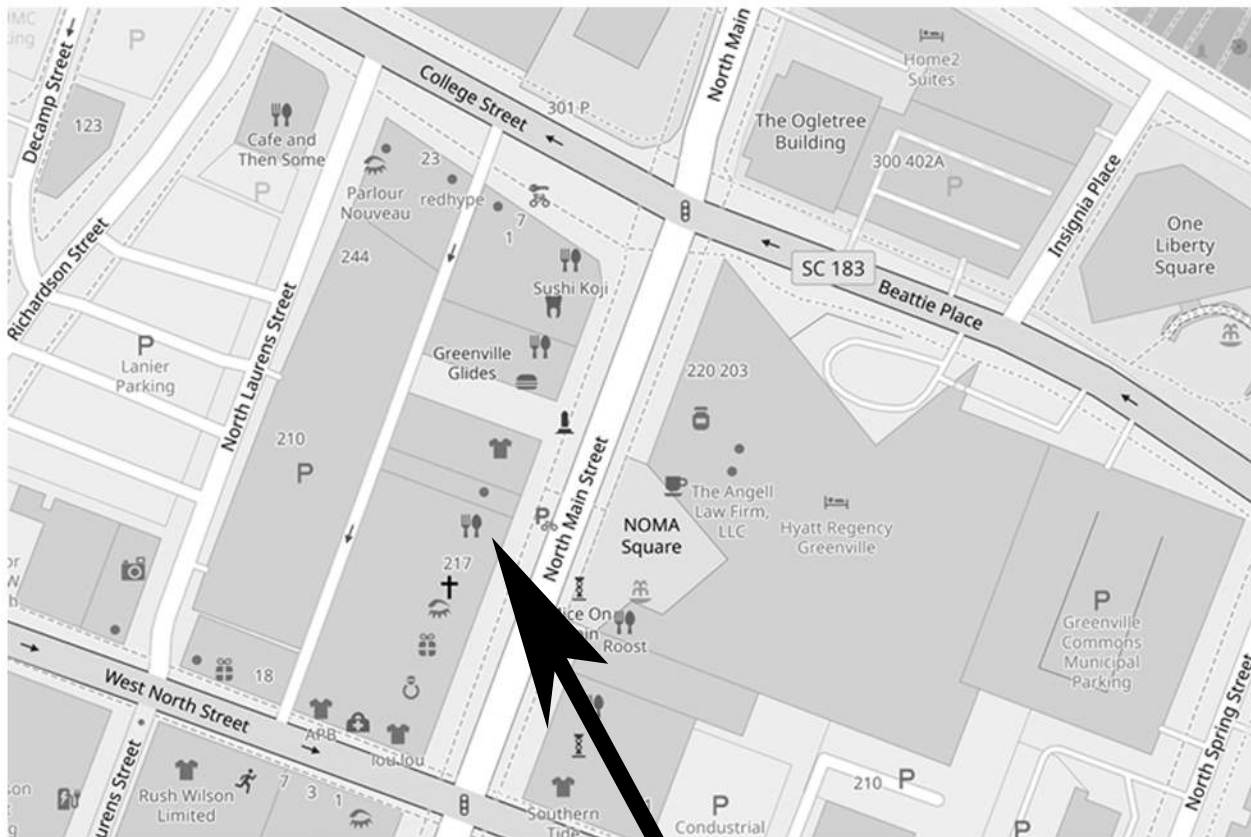
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





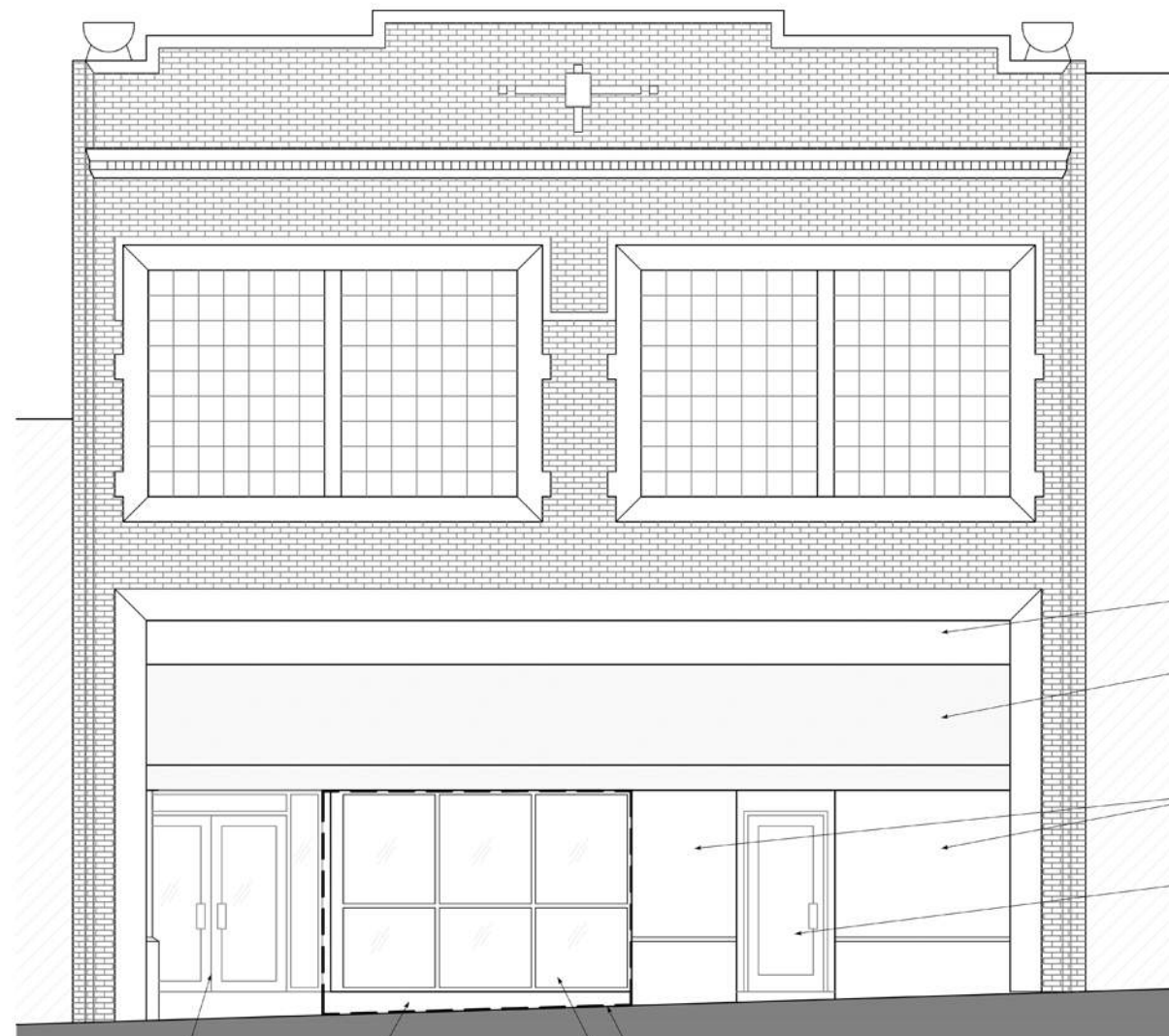


PROJECT LOCATION





# EXISTING



EXISTING STOREFRONT ENTRANCE TO REMAIN.

REMOVE EIFS BACK TO CONCRETE FOUNDATION WALL.

DASHED LINE INDICATES LIMITS OF FACADE MODIFICATIONS.  
EXISTING FIXED STOREFRONT GLAZING AND FRAMING TO BE REMOVED.

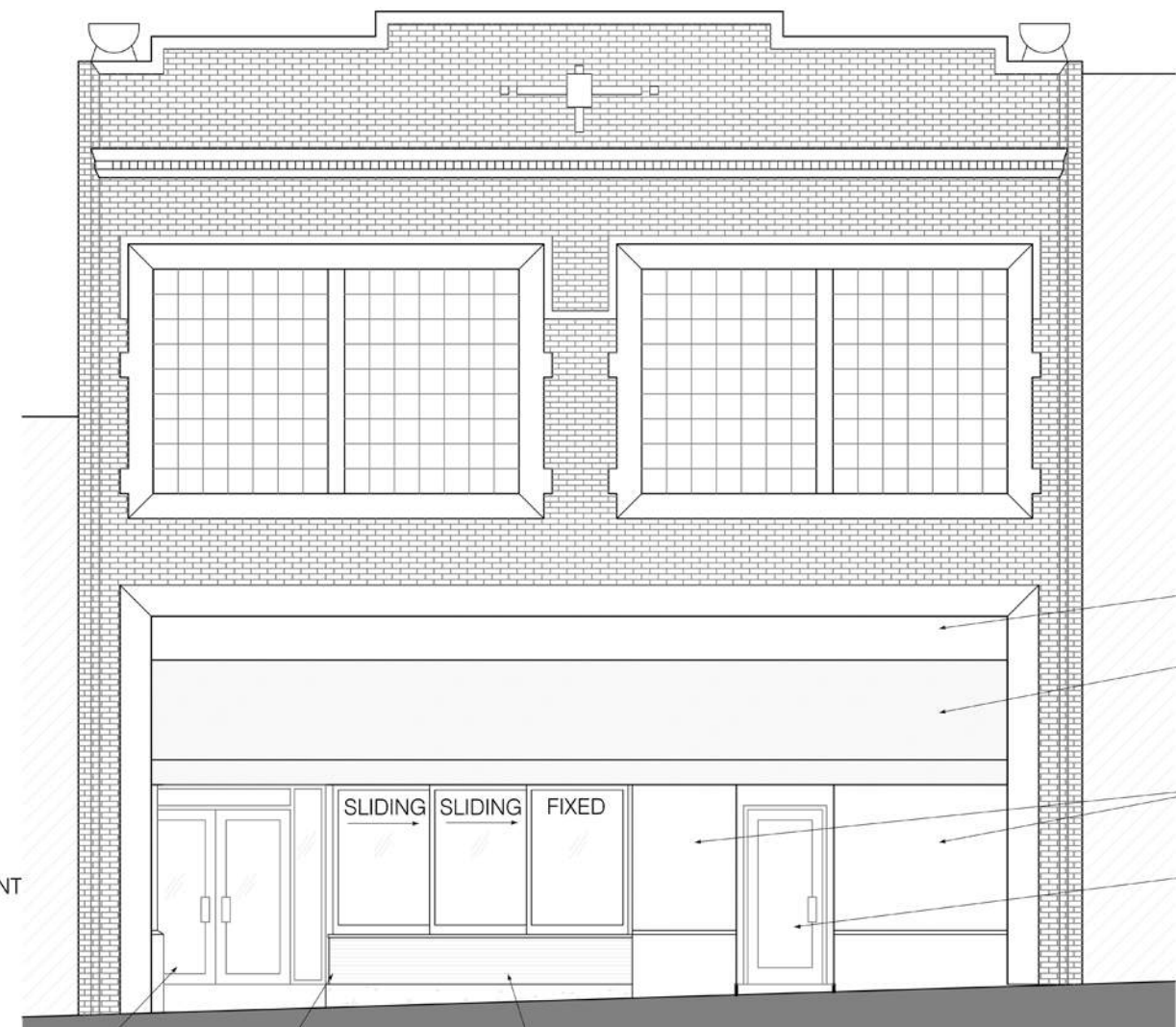
EXISTING EIFS TO REMAIN.

EXISTING BLACK CANVAS AWNING TO REMAIN

EXISTING EIFS TO REMAIN.

EXISTING STOREFRONT DOOR TO REMAIN.

# PROPOSED



EXISTING EIFS TO REMAIN.

EXISTING BLACK CANVAS AWNING TO REMAIN

EXISTING EIFS TO REMAIN.

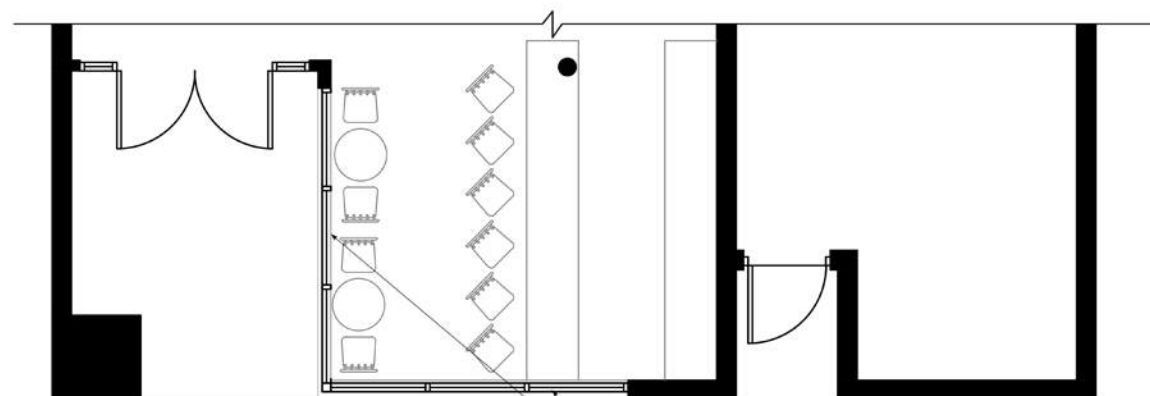
EXISTING STOREFRONT DOOR TO REMAIN.

EXISTING STOREFRONT ENTRANCE TO REMAIN.

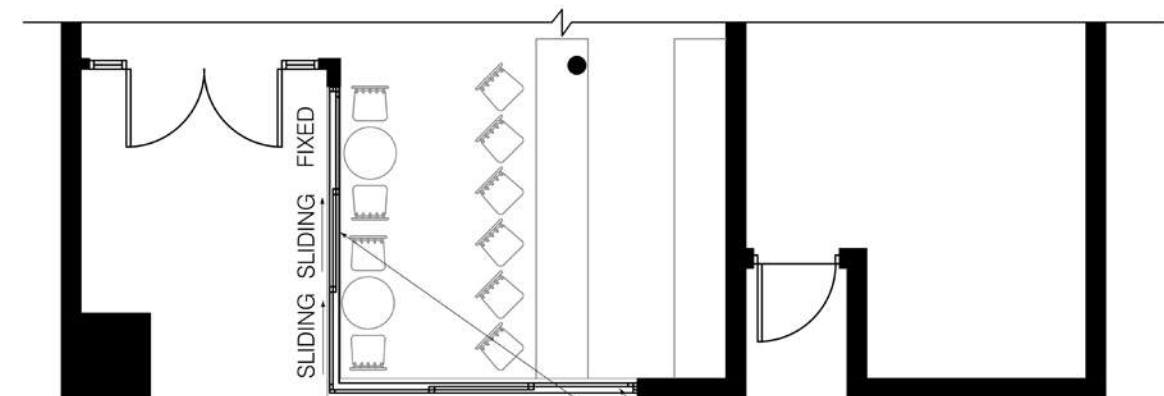
MATCHING OUTSIDE CORNER BY NICHHA. ALIGN RIBBING

RIBBED FIBER CEMENT PANELING: NICHHA AWP3030. HORIZONTAL ORIENTATION  
PAINT SHERWIN WILLIAMS 7020 "BLACK FOX"

SLIDING SLIDING FIXED



EXISTING FIXED STOREFRONT GLAZING AND FRAMING TO BE REMOVED.



SLIDING SLIDING FIXED

OPERABLE SLIDING WINDOW SYSTEM: SOLAR INNOVATIONS SI8000. DARK BRONZE ANODIZED









CLOSED POSITION





OPEN POSITION



SERIES SI8000

PRODUCT DATA SHEET

SLIDING GLASS DOOR SYSTEMS



Effortlessly expand your living space to the outdoors

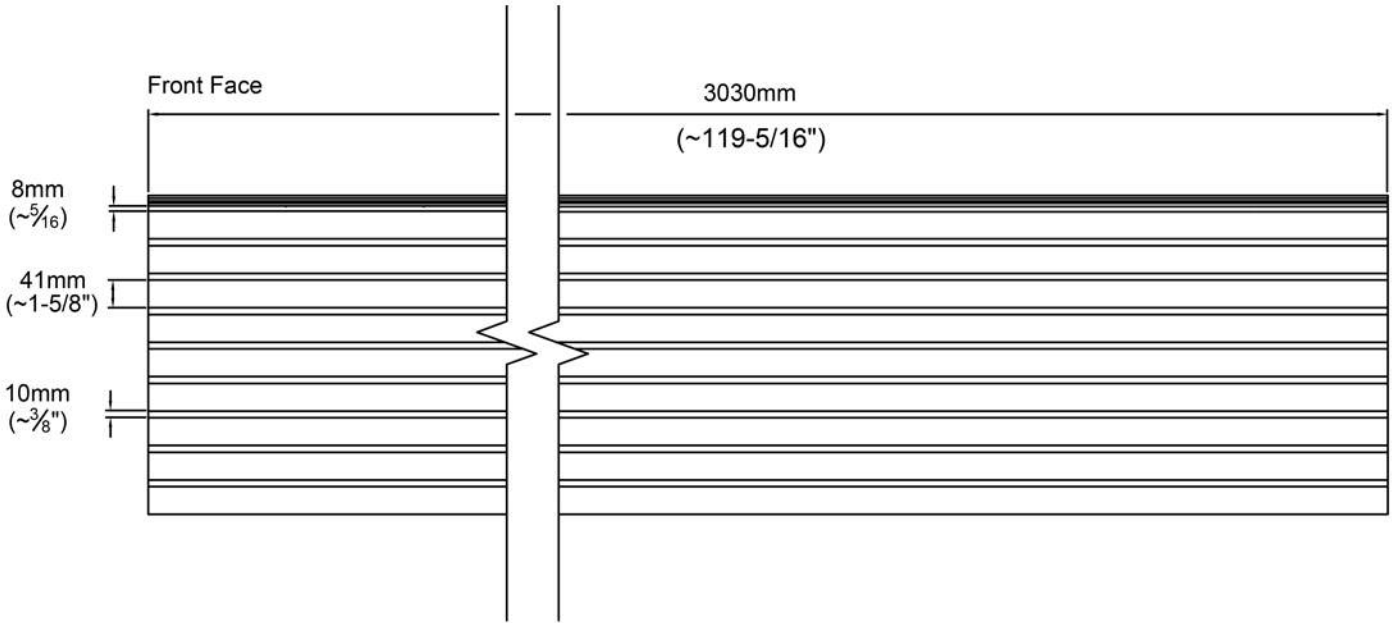
Sliding Glass Door Systems allow for expansive views and create easy access to the outdoors or transitions between two interior spaces. Motorization options, pocketing possibilities, countless configurations, and gigantic panel sizes make our Sliding Glass Doors a flexible design element that complements any space. For completely unobstructed views, pockets can be designed into the system, that allow the doors to be tucked away within the wall cavity while fully opened. Pet and insect screen systems can be integrated into the design to keep insects where they belong — outside!

FEATURES

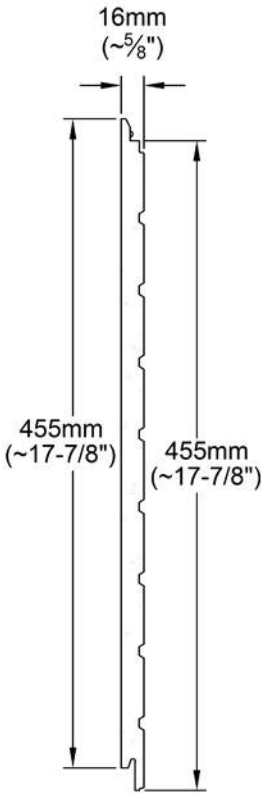
- PANELS**
- Motorized panels and screens possible with wireless remote, keypad, motion sensor, or infrared sensor controls available
  - LEED friendly system including recycled content
  - Designed and manufactured in the U.S.A.
- PERFORMANCE:**
- Weather tight jamb interlock provides outstanding air and water performance
- GLAZING:**
- Designed to accommodate almost any glazing infill including glass and solid-panel infills from ¼" to 1¾"
- HARDWARE**
- Custom manufactured operable hardware
  - Multiple hardware styles and finishes
  - Multiple sill designs, including high performance sill
  - Stainless steel rollers with precision bearings
    - 3" rollers for minimum panel width of 30"
    - 1 13/16" rollers for minimum panel width of 20"
  - Smaller panels may be available upon engineering approval

OPTIONS

- FINISHES:**
- Standard finishes:
    - AAMA 2603: Black, White, Sandstone, and Bronze
    - AAMA 611 Class I Anodized: Clear, **Dark Bronze**
  - Designer finishes:
    - AAMA 2604: Black, White, Sandstone, Natural Clay, and Bronze
  - Custom finishes:
    - Powder coat finish: AAMA 2604, 2605
    - Fluoropolymer (50% or 70%): AAMA 2604, 2605
    - Faux wood
  - Dual finish — interior/exterior applications
- OPTIONS:**
- Matching fixed transoms & sidelites
  - Screen options: folding, sliding, retractable
  - Mullions, decorative muntins, simulated divided lites (SDLs), interior & exterior grids
  - **No post 90° corners** possible
  - Pocketing options: single or double sided
  - Factory installed sill drain tubes, if required



AWP-3030 - RIBBED - PANEL DETAIL  
SCALE: 1" = 1'-0"



EXAMPLE OF HORIZONTAL  
RIBBED PANEL APPLICATION